

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Rebecca Law

Phone #: x5064

Form Initiated Date: 6/28/2010

Complete by Date: 7/7/2010

1. Address: Excess right-of-way adjacent to 1300 New Brighton Blvd*

2. Property Identification Number (PIN): none*

3. Lot Size: irregular shape; 23,886 sq ft

4. Current Use: excess right-of-way

5. Current Zoning: I1 - Light Industrial

6. Proposed future use (include attachments as necessary): Parking lot and landscaping

7. List addresses of adjacent parcels owned by CPED/City: none

8. Project Coordinator comments: The subject property is excess right-of-way owned by Hennepin County. CPED is being asked to buy the land from the County and then sell it to the adjacent owner of 1300-1350 New Brighton Blvd. *Because the land is excess right-of-way, Hennepin County has never assigned a unique address or a PIN.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

9. Lot is Buildable for any structure ☒ Non-Buildable for any structure ☐

Explain: At 23,886 sf, the lot area exceeds the minimum area required for nearly all permitted uses in the I1 Light Industrial District.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☐

No ☒

If yes, what applications? _____

11. Comments: Additional applications may be required if the current business activities expand onto the subject parcel.

Completed by: Jacob Steen Date: 7/7/2010

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: This is not located within the study area of any recent small area plan.

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: This land is located within the Mid-City Industrial Area, a designated employment district in the city's Comprehensive Plan and the Industrial Land Use and Employment Policy Plan. As such, it is guided for job-generating industrial/office employment uses. The proposed use is generally consistent with the comprehensive plan.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒

No ☐

If no, why not? _____

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐

No ☒

If yes, explain possible development scenarios _____

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐

No ☒

If Yes, what type of development? _____

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Comments: _____

Completed by: Haila Maze Date: 7/7/2010

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Planning Director Review

by: Barbara Sporlein Date: 7/8/2010

PLANNING DIRECTOR:

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Multi-Family Housing Staff Comments

by: Wes Butler Date: 7/8/2010

Comments: Not a good location for Multi-family housing.

Single-Family Housing Staff Comments

by: Elfric Porte, II Date: 7/8/2010

Comments: Single Family housing does not have an interest in the subject property and supports the proposal.

Real Estate Development Services Staff Comments by: Darrell Washington Date: 7/8/2010

Comments: Land sale/transfer appears appropriate. It is hoped that the new owner discuss expansion plans with Zoning and Permit staff to understand requirements they may impose.

Business Development Staff Comments

by: Kristin Guild Date: 8/1/2010

Comments: Business Development supports this pass-through sale of excess right-of-way for additional industrial property assembly. The initial plans for the property are to reconfigure the warehouse parking lot and add on-site stormwater treatment and landscaping. Longer term, this assembled property could be redeveloped for more intensive light industrial activity and increased job density and tax base.

Economic Development Director Review

by: Cathy Polasky Date: 7/9/2010

PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD** this property for discussion at next available Director's Meeting

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: Tom Streitz Date: 7/10/2010

EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US